



CITY PLANNING COMMISSION MEETING AGENDA
February 9, 2017

12:30 PM - Lunch

1:00 PM

1. Call to Order/Roll Call

2. Architectural Review Board Items Information –

A. Design Review

1. 529 W. 24th Street—T. Grey Coburn Building

Applicant: Paige Pollard, Commonwealth Preservation Group

Project Request: Landmark Designation

Project Summary: The history, as described in the application is as follows: “The building at 501-535 West 24th Street, and currently occupied by Ghent Self Storage, was built in several sections from 1920 until 1955. The first section, at the corner of Newport Avenue and West 24th Street, was originally constructed in 1920 as an automobile storage warehouse for T. Grey Coburn, a Studebaker dealer. It was designed by the regionally renowned architectural firm of Neff & Thompson and the contractor was Erwin-Leslie Co., Inc. The cost of the original building was \$35,000 based upon building permit # 11415 from December 17, 1919. The building eventually passed to Tidewater Supply Co., Inc. which operated a machinist’s tools and contractor supplies business at the location spanning four decades. Tidewater Supply constructed a small addition to the east in 1947, a large rear warehouse addition to the south in 1951, and finally a large addition, to the east of the 1920/47 sections, in 1955. There is also a later separate non-historic building on the corner of the parcel at the intersection of Colonial Avenue and West 23rd Street.

The Tidewater Supply Co. was founded in 1915 by James A. Beasley in a 5,000 square foot building on Water Street as a mill supply house serving the Norfolk area. The company eventually grew into the South’s largest industrial supply house with locations in fifteen locations across Virginia, North and South Carolina, and Tennessee. In 1946 it was awarded a citation “for exceptional accomplishment in behalf of the United States Navy and for meritorious contribution to the national war effort.” After outgrowing several small offices on Water and Commercial Streets in its first few decades, Tidewater Supply moved to its final headquarters location in 1947. It was in this location that the company grew from a small regional business into one of the largest business in its industry. By the company’s fiftieth anniversary in 1964, the company employed more than three hundred people and occupied more than 500,000 square feet of building space serving most Southeastern states. The company utilized a rare employee-owned approach to capital stock which led to extremely loyal and long serving staff; the owner and two original employees were still working at the Norfolk location at the fifty-year mark in company history. The Norfolk home office not only served as the headquarters but also featured a substantial showroom for products sold by the company which was also used as a product testing area. There was also a store for contractors to purchase directly. By the time the company was acquired in 1974 by Pennsylvania firm H.K. Porter it had \$30 million in sales for 1973 and stocked about 16,000 industrial and manufacturing products.

Founder James Beasley was still head of the company and the company continued as a wholly owned subsidiary of Porter with James Beasley serving on the board and his son Robert R. Beasley as president. The economy forced the company to close in 1982 when it sold its historic 58,000 square foot headquarters building to Ghent Self-Storage, which still occupies it, for \$485,000.

This notable warehouse building spans an entire block and retains Moderne inspired architectural elements including two prominent entrances on 24th Street. The 1920 entrance is recessed and features an historic double-leaf wood and glass door with transom and curved glass block side lights. The 1955 entrance to the east features a rusticated stone plinth topped by a raised water table at the façade which wraps around to the east elevation. The façade of the 1920, 1946, and 1955 sections facing 24th Street are parged and have window hoods to unify them, which likely occurred around the time of the last 1955 addition. There are many historic windows retained on the building including multi-light steel sash and eight-light aluminum awning windows.

This building is notable as an excellent example of an evolved industrial complex which retains many historic elements and, most importantly, as the longtime headquarters one of Norfolk's most important companies and the largest industrial supply company in the Southeast."

ARB Recommendation: By a vote of 6-0-1, the ARB recommends approval for the Landmark Designation.

3. Presentations –

- a. **2016 CPC Annual Report** – *Jeremy Sharp, AICP, Principal Planner*
- b. **Zoning Ordinance Update Process** - *Jeremy Sharp, AICP, Principal Planner*

4. February 23, 2017 Public Hearing Preview

5. Director's Comments

A. Council Actions

6. Comments from Commissioners

7. Future Meeting Schedule

Thursday, February 23, 2017	1:00 PM Regular Meeting 2:30 PM Public Hearing Meeting
Wednesday, March 8, 2017	1:00 PM Zoning Field Trip
Thursday, March 9, 2017	1:00 PM Regular Meeting
Thursday, March 23, 2017	1:00 PM Regular Meeting 2:30 PM Public Hearing Meeting
Wednesday, April 12, 2017	1:00 PM Zoning Field Trip
Thursday, April 13, 2017	1:00 PM Regular Meeting
Thursday, April 27, 2017	1:00 PM Regular Meeting 2:30 PM Public Hearing Meeting

Design Review applications for items scheduled for the City Planning Commission meeting, exclusive of information only items, can be viewed at the website below:

www.norfolk.gov/Planning/designreview.asp